

Loscoe Road,
, Nottingham
NG5 2AP

£285,000 Freehold



Perfectly positioned within easy reach of Mansfield Road and Hucknall Road, the property benefits from excellent transport links into Nottingham City Centre, whilst also being conveniently close to the vibrant amenities, cafés, bars and independent shops of Sherwood High Street. The area is particularly well regarded for its excellent local schools and strong community feel.

The property immediately impresses with its attractive double-height bay-fronted façade and enclosed walled front garden, offering both character and kerb appeal.

Internally, the accommodation begins with a welcoming entrance hall leading to a spacious bay-fronted reception room to the front elevation, filled with natural light and period charm. To the rear is a generous dining kitchen featuring an Aga oven, cellar access, and a large window overlooking the private rear garden, creating an ideal space for entertaining and family living.

Beyond the kitchen is a practical utility area complete with a second sink, additional preparation and washing space, and direct access to the rear garden. Outside, the property enjoys an easy-to-maintain and highly private Victorian-style walled garden with decking, ideal for outdoor dining and relaxing.

The first floor offers two substantial double bedrooms, including an impressive bay-fronted master bedroom to the front of the property. The second floor provides two further bedrooms, comprising a large double room currently utilised as a home office and an additional single bedroom, alongside a newly fitted contemporary three-piece bathroom suite.

Combining beautiful Victorian proportions with versatile living accommodation and an excellent Carrington location, this is a superb family home with character throughout.



Entrance Hall

Wooden front door and doors to:

Lounge

11'6" x 16'2" approx (3.53m x 4.93m approx)
UPVC double glazed bay window to the front, wood effect laminate flooring, open fire with stone hearth, surround and mantle, coving.

Dining Room

15'1" x 12'11" approx (4.61m x 3.96m approx)
Range cooker with six ring hob and extractor over, tiled splashback, storage cupboards with granite work surfaces, UPVC double glazed window to the rear, access to a cellar, tiled effect laminate flooring, spotlights.

Utility

7'11" x 6'9" approx (2.42m x 2.08m approx)
Tiled effect laminate flooring, combi boiler, work surface with storage cupboards under, plumbing for a washing machine.

First Floor Landing

Wooden banister and doors to:

Bedroom 1

14'11" x 10'8" approx (4.55m x 3.26m approx)
UPVC double glazed window to the rear, wood effect laminate flooring, radiator.

Bedroom 2

15'1" x 13'2" approx (4.62m x 4.02m approx)
Double glazed bay window to the front, original floorboards, radiator, picture rail, coving.

Second Floor

Carpeted flooring doors to:

Bedroom 3/Office

15'0" x 13'2" approx (4.59m x 4.03m approx)
Carpeted flooring, racking to the walls and double glazed window to the front.

Bedroom 4

10'8" x 9'0" approx (3.26m x 2.75m approx)
Carpeted flooring, double glazed window to the rear, shelving and storage either side of the chimney breast.

Bathroom

5'7" x 10'4" approx (1.71m x 3.15m approx)
Ceramic tiled walls, wash hand basin with waterfall tap and storage under, illuminated mirror over, bath with electric shower over, double glazed window to the rear, heated towel rail.

Outside

Courtyard garden with wooden decking, walls to the boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

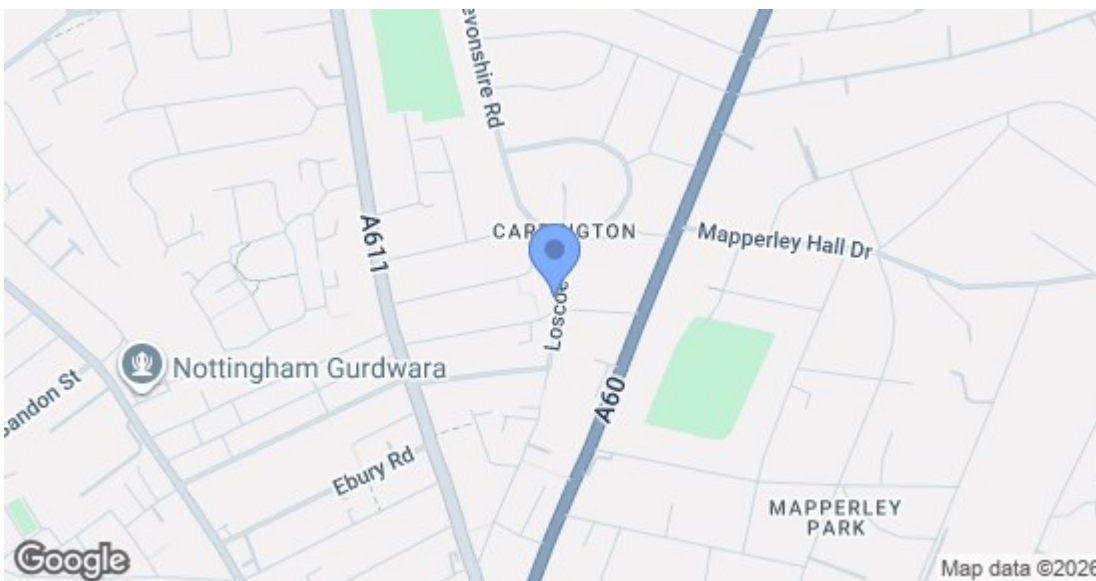
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.